



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2204844
Applicant Name: Eileen Cooper
Address of Proposal 6004 14th Av NW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel of land into two unit lots. Proposed unit lot sizes are: Unit Lot A) 3,073.8 square feet, and Unit Lot B) 2,024.2 square feet.

DCLU Project Number 2203689 to establish use as single family residence and construct a three-story one family dwelling with attached garage is being reviewed separately at the time of this report.

The following approval is required:

Short Subdivision - To divide one parcel of land into two unit lot parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading,
 or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The proposal site is approximately 5,098 square feet and is located in a Multi-Family Residential Lowrise 2 zone (L2) at the corner of 14th Avenue Northwest and Northwest 60th Street. Northwest 60th Street is a two-lane paved street with curbs, gutters and sidewalks on both sides. 14th Avenue Northwest is a divided two-lane street with a center parking median with curbs, gutters and sidewalks on both sides. The parking median is a combination of gravel and landscaping with no curbs. The site is currently developed with a single-family structure. Site vegetation includes grass, shrubs, and (1) 16" pear tree. There are no mapped or observed City of Seattle designated Environmentally Critical Areas (ECAs) on the site.

Area Development

Zoning and development in the vicinity is mixed between multi-family and single-family but is characterized largely by multifamily L1, L2, and L3 zones to the west of the site and Single-Family 5000 to the east. In combination, these areas are developed with single and multi-family structures. Commercial zones and uses are located to the west along 15th Ave NW. This site is within a designated urban village. Commercial zones and uses are located to the south and west, beginning nearest to the site at the intersection of 14th Ave NW and NW 57th St.

Proposal Description

The applicant proposes to subdivide one parcel of land into two unit lots. Proposed unit lot sizes are: Unit Lot A) 3,073.8 square feet and Unit Lot B) 2024.2 square feet. DCLU Project Number 2203689 to establish use as single family residence and construct a three-story one family dwelling with attached garage is being reviewed separately at the time of this report. Vehicle access for Unit Lot B is proposed from the alley off of Northwest 60th Street providing a 10'-0" wide driveway. Parking for Unit Lot A will be provided within the proposed attached garage for Unit Lot B via a parking easement.

Public Comments

The public comment period for the proposed project ended on September 4, 2002 and no comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The existing parent lot subject to this subdivision conforms to all development standards of the L-2 zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions (SMC 23.24.045) and other code provisions applicable to unit lot subdivisions. Any new development must conform to land use and code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Each of the proposed unit lots will have adequate access for vehicles, utilities and fire protection via a proposed ingress, egress, and utilities easement that provides 49.8 feet of frontage along 14th Ave NW and 102' of frontage along NW 60th Street. The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated an easement is required. The easement identified in the Seattle City Light memorandum, dated August 29, 2002, and "Exhibit A to the City of Seattle Short Subdivision Number 2204844" shall be included on the final plat prior to recording.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

Sanitary Sewer: The existing structure located upon proposed Unit Lot A is connected to sanitary sewer by means of an uninspected sidesewer to a 10-inch public sanitary sewer (PSS) located on NW 60th St. This mainline was originally installed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered, for purposes of new development, a sanitary sewer.

Drainage: As noted above, this area has been separated with the installation of a 42-inch public storm drain (PSD) on centerline 14th Ave NW, and also an 18-inch PSD at the intersection of NW 60th St & 11th Ave NW. NW 60th St slopes to the east and street drainage is collected by the 18-inch PSD. NW 60th Street is thrown to the south however, which will not allow for curb discharge.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 02-0858 on August 16, 2002. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision.). The public use and interests are served by permitting the proposed division of land

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

There are no mapped or observed City of Seattle Environmentally Critical Areas on the proposal site.

6. *Is designed to maximize the retention of existing trees;*

There is one tree on the proposal site, a 16-inch Pear, which meets the size requirement to be regulated by this criterion. The layout of the proposed development allows for the retention of this tree.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior To Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or

structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.

2. Drainage easement required by DCLU across proposed Unit Lot A granting access to the PSD in 14th Ave NW for the benefit of proposed Unit Lot B.
3. The Seattle City Light easement described in the Seattle City Light memorandum dated August 29, 2002 and "Exhibit A to City of Seattle Short Subdivision No. 2204844" shall be included on the final plat prior to recording.
4. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
5. Provide a pedestrian easement for access as required by SMC 23.24.045 providing access, joint use, and maintenance agreement for use of common garage, parking areas, common open space, and other similar features.

Signature: _____ (signature on file) Date February 13, 2003
Bryan C. Stevens, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

BCS:vw

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